

Meadow Vale Farm Community Association

September 17, 2012 – Meeting Minutes

Board Members present: Bob Reed, Greg Dyer, Cindy Stennette, Emily Stites, Mike Stember & Joyce Norris

Absent: N/A **Guests:** Peter & Sara Marshall

1. **Property Manager's Report**

- a. Income (shared expenses) remains above budget as a result of irrigation system income received from the ELMS.
- b. HOA fee income is under budget because the budget includes one less month than actual.
- c. Expenses are over budget by \$4720 (again as a result of the pond cleanout expenses).
- d. Past due accounts total \$1538.
- e. The HOA's current assets now total \$133,043 with \$111,304 of that committed to Reserves.
- f. We have a proposal from Superior Aggregates to do this year's round of crack sealing. It is more expensive than previous years due to a significant rise in oil prices. The board approved the proposal.

2. **Treasurer's Report**

- a. Nothing new to report.

3. **Architectural/Landscape committee – Remember to apply 1st before undertaking projects.**

- a. Peter and Sara Marshall (2118 Blue Mtn. Rd.) submitted requests for several projects. Extension of the back porch, addition of a 4' brick wall to hide trash and recycling bins, the addition of trees and shrubs and play structures and temporary above ground pool were reviewed and approved. The future addition of detached garage at rear of property, more trees and garden shed are under review.
- b. Steve and LeiAnne Koch (1959 Blue Mtn. Rd.) submitted paint colors for their home. The request was approved.
- c. Steven Broda and Melanie Hansen (2211 Meadow Vale Rd.) requested the addition of a fence to the back yard of their property. The application requires clarification at this time.

4. **Public Relations/Welcome Committee/Community Activities**

<u>Board Member</u>	<u>Term Ends</u>	<u>Telephone #</u>	<u>Board Duties</u>
Greg Dyer	May-13	303-776-4770	Pres./Irrigation
Cindy Stennette	May-13	303-485-5801	Sec./Architectural/Landscape
Mike Stember	May-14	303-485-6539	Treas./Irrigation
Emily Stites	May-15	303-485-6304	Welcome/Architectural/Landscape
Joyce Norris	May-14	303-772-0840	Welcome/Architectural/Landscape

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- a. We would like to correct our welcome to the new family @ 2211 Meadow Vale Road. They are Steven Broda and Melanie Hansen.

5. Irrigation

- a. Our current irrigation conservation has proven most valuable. We are now able to relax watering restrictions to 35 minutes per zone remaining at 3 times weekly. We should still have a projected outcome of Oct. 15th as our end to the watering season. Thank you for your cooperation. The board is collecting important data to help make a determination regarding water allotment at the onset of the 2013 Spring season.

6. Old/Unfinished Business

- a. We are negotiating with CoCal on maintenance items that need to be done this Fall in lieu of mowing as frequently.

2. New Business

- a. Events are in planning for the 2012 Fall Festival happening Sat., October the 13th. A new brochure will be posted with all information soon. Volunteers are needed and always welcome! Please contact Cindy Stennette 303-485-5801 or Joyce Norris 303-772-0840.
- b. The next HOA Board meeting is planned for Monday, October 15th, at 7pm.

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